

RESOLUTION NO. 22-2004

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE, OREGON,
FORMING A REIMBURSEMENT DISTRICT FOR THE EXTENSION OF THE
SANITARY SEWER SYSTEM ON SOUTHEAST HILL STREET.**

WHEREAS, the City wishes to form a reimbursement district for sanitary sewer improvements on SE Hill Street from Stanley Avenue east to Hollywood Street; and

WHEREAS, Milwaukie Municipal Code Chapter 13.30 allows the formation of a reimbursement district to fund the cost of public improvements to serve one or more properties; and

WHEREAS, the area to be served by the district is currently located outside of city limits in Clackamas County, but the majority of the area is being considered for annexation concurrently with this proposed reimbursement district; and

WHEREAS, the specific properties, improvements costs and assessments of proposed reimbursement district are included in the City Engineer's Report; and

WHEREAS, notice of a public hearing was sent to the affected property owners pursuant to MMC 13.30.060, and the City Council held an informational public hearing concerning the proposed reimbursement district on July 20, 2004;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Milwaukie:

Section 1: The City Engineer's Report (Attachment A) is approved and adopted.

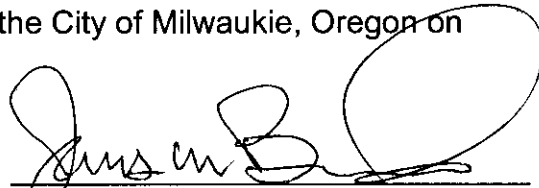
Section 2: A reimbursement district is hereby formed -as recommended in the Engineer's Report.

Section 3: The reimbursement fee designated for each parcel in Attachment A shall be paid prior to receiving city permits applicable to development of that parcel, pursuant to MMC 13.30.110.

Section 4: This resolution may be amended after the improvements to the sanitary sewer system are accepted by the City so that the amount of the fee reflects actual costs.

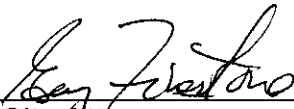
Section 5: The resolution takes effect upon adoption.

Introduced and adopted by the City Council of the City of Milwaukie, Oregon on
July 20, 2004.


James Bernard, Mayor

APPROVED AS TO FORM:
Ramis Crew Corrigan & Bachrach, LLP

ATTEST:

By: 
City Attorney


Pat DuVal, City Recorder

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ATTACHMENT A

Engineering Director's Report Reimbursement District for Sanitary Sewer Improvements for SE Hill Street. July 8, 2004

The City of Milwaukie wishes to form a reimbursement district for Sanitary Sewer improvements. The district is comprised of eleven lots on Hill Street from Stanley Avenue East to Hollywood Street. Per MMC 13.30, formation of a reimbursement district is allowed to fund the cost of public improvements to serve one or more properties. All eleven lots are currently in Clackamas County. Eight lots are owned by a development company and are the subject of an annexation proposal that will be considered by Milwaukie City Council concurrently with the proposed reimbursement district.

The reimbursement district proposes to construct 491 feet of 8" Sanitary Sewer Mainline from an existing manhole at the intersection of Stanley Avenue and Hill Street to Hollywood Street. These improvements would provide sanitary sewer services to three existing tax lots (see Attachment A) subject to the concurrent annexation action by the City of Milwaukie. The three tax lots have been divided to form a total of eight development parcels subject to R-7 zoning regulations.

The total frontage of the reimbursement district is 717.5 feet. Six of the lots have a total of 368.75 feet of frontage. The sanitary sewer utility will be responsible for the remaining five lots with 348.75 feet of frontage. The balance of the cost of the sewer extension on Hill Street will be recovered by the sewer utility when the remaining five properties connect to sewer. See attached map that illustrates which lots are planned to connect to sewer as building permits are issued and those that will connect at some point in the future.

The Engineers Estimate for these improvements is \$88,193.61, including a contingency of 20%. Under this estimate, the developer will be responsible for \$37,708.52. The developer will be required to make payments on a per lot basis as building permits are issued. The balance of \$50,485.09 will be collected as the remaining five lots, currently on septic systems, have a need to connect to the sewer. This cost estimate was derived by taking the total cost of construction for the pipe fronting the district and then dividing that cost by the total lot frontage.

Attachments

Map of area of improvements
Estimate of cost of Improvements (Engineers Estimate)